131.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,406,500 / 1,406,500
					USE VALUE:	1,406,500 / 1,406,500
					ASSESSED:	1,406,500 / 1,406,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARR DAVID W & MARGARET A
Owner 2:	
Owner 3:	
Street 1:	34 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARR MARGARET A -
Owner 2:	-
Street 1:	34 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 19,130 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19130.000	512,000		894,500	1,406,500
Total Card	0.439	512,000		894,500	1,406,500
Total Parcel	0.439	512,000		894,500	1,406,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 670.66 | /Parcel: 670.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 84606

GIS Ref

GIS Ref

Insp Date 04/28/18

!10270!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	512,000	0	19,130.	894,500	1,406,500	1,406,500	Year End Roll	12/18/2019
2019	101	FV	384,100	0	19,130.	944,200	1,328,300	1,328,300	Year End Roll	1/3/2019
2018	101	FV	384,100	0	19,130.	695,700	1,079,800	1,079,800	Year End Roll	12/20/2017
2017	101	FV	384,100	0	19,130.	665,900	1,050,000	1,050,000	Year End Roll	1/3/2017
2016	101	FV	384,100	0	19,130.	616,200	1,000,300	1,000,300	Year End	1/4/2016
2015	101	FV	362,900	0	19,130.	516,800	879,700	879,700	Year End Roll	12/11/2014
2014	101	FV	362,900	0	19,130.	504,900	867,800	867,800	Year End Roll	12/16/2013
2013	101	FV	362,900	0	19,130.	481,000	843,900	843,900		12/13/2012

PRINT

Date	Time
12/11/20	00:35:53

LAST REV

Date	Time
10/10/19	13:32:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR MARGARET A	73299-67	1	9/18/2019	Convenience	99	No	No		
CARR MARGARET A	37943-213		2/8/2003	Family	1	No	No		
CARR MARGARET A	34887-199		2/19/2002	Family	1	No	No		
CARR DAVID-MARG	22246-582		7/29/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2017	245	Porch	6,800	C				repirs to porch gu
4/14/2009	230	New Wind	19,200					
3/31/2005	204	Redo Bat	12,000			G6	GR FY06	
1/2/2002	26	Alterati	2,500	C				RETAINING WALL
11/21/2001	868	Demoliti	1,000	C				DEMO GARAGE
10/6/1994	533	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	BS	Barbara S
4/21/2018	MEAS&NOTICE	KB	Kevin B
10/20/2005	Permit Visit	BR	B Rossignol
11/18/1999	Mailer Sent		
11/4/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19130		Sq. Ft.	Site		0	90.	0.52	10									894,509						894,500	

Total AC/HA: 0.43916 | Total SF/SM: 19130 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 894,509 | Spl Credit | Total: 894,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15066755
Const Adj.:	0.99989998
Adj $ / SQ:	149.572
Other Features:	87250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573941
Depreciation:	61986
Depreciated Total:	511955

COMMENTS

BK: 16101 PG: 349 648-9224.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

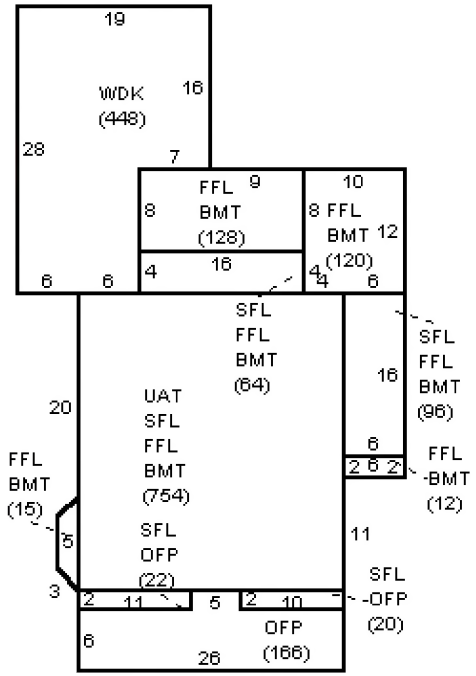
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1994
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,189	44.870	53,352
FFL	First Floor	1,189	149.570	177,841
SFL	Second Floor	908	149.570	135,841
WDK	Deck	448	8.230	3,688
OFP	Open Porch	208	24.430	5,081
UAT	Upper Attic	189	59.830	11,278

	Net Sketched Area:	4,131		Total:	387,081
Size Ad	2097.1999	Gross Are	4744	FinArea	2097

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.98
Special Features:	0	Val/Su Net:	123.94
Final Total:	512000	Val/Su SzAd	244.14

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	